

ESTATE AGENTS

AUCTIONEERS

VALUERS



## Site 60m West of 55 Islandarragh Road BALLYCASTLE, BT54 6HX

This rural building plot of c.0.25 acre comes complete with Planning Permission for sympathetic conversion and extension of a traditional stone farm building. The plot enjoys a pleasant rural aspect with views to Knocklayde Mountain and is convenient to A44 & B67 commuter routes. The completed conversion will provide a spacious blend of accommodation of approximately 2500 sq.ft. with four bedrooms, two reception rooms and two bathrooms on a plot with mature trees and hedgerows.

- \*\* Planning Permission granted**
- \*\* Sympathetic restoration & conversion of traditional stone building**
- \*\* c. 0.25 acre site**
- \*\* 4 bedrooms, 2 reception rooms. Accommodation c.2500 sq.ft.**
- \*\* Rural setting with views to Knocklayde Mountain**
- \*\* Convenient to main commuter routes**

PRICE: Offers Around £75,000

BY APPOINTMENT THROUGH AGENT

13 Ann Street, Ballycastle, Co. Antrim, BT54 6AA

Tel: 028 207 62353/62082 Fax: 028 207 62126

email: [property@pjmcilroy.co.uk](mailto:property@pjmcilroy.co.uk) web: [www.pjmcilroy.com](http://www.pjmcilroy.com)













#### Viewing

Please ring us to make an appointment. We are open from 9 am to 5 pm Monday to Friday, 10 am to 12 Noon on Saturdays.

#### Mortgage Information

We are Independent Financial Advisers and offer a fully independent financial advice service.

Please ring us to discuss your requirements.

Email: [property@pjmcilroy.co.uk](mailto:property@pjmcilroy.co.uk)

Website: [www.pjmcilroy.com](http://www.pjmcilroy.com)

# Mcilroy

PJ  & SON

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.